



**TOWN OF FORT MILL  
PLANNING COMMISSION MEETING  
March 24, 2015  
112 Confederate Street  
7:00 PM**

**AGENDA**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

1. Regular Meeting: February 24, 2015 *[Pages 2–6]*

**NEW BUSINESS**

1. **Final Plat: Springview Meadows, Phase 2** *[Pages 7–13]*

Request from Pulte Homes to approve a Final Plat for the Springview Meadows Phase 2 (Bonded)

2. **Sketch Plan: Kimbrell Road Property** *[Pages 14–23]*

Request from Ryland Homes to approve a sketch plan for a 28.97-acre tract at the intersection of Kimbrell Road and N Dobys Bridge Road

**ITEMS FOR INFORMATION / DISCUSSION**

1. **UDO Advisory Committee Meeting:**  
Tues. March 31, 2015, 6:30 PM
2. **Impact Fee Study Update**

**ADJOURN**

**MINUTES  
TOWN OF FORT MILL  
PLANNING COMMISSION MEETING  
February 24, 2015  
112 Confederate Street  
7:00 PM**

Present: Chairman James Traynor, Ben Hudgins, Hynek Lettang, John Garver, Chris Wolfe, Tom Petty, Tony White, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: None

Guests: Dusty Wiederhold (WSB Retail Partners), Daniel Senden (WSB Retail Partners), Dehler Hart (Springland Inc.)

Chairman Traynor called the meeting to order at 7:00 pm and welcomed everyone in attendance.

**APPROVAL OF MINUTES**

Mr. Hudgins made a motion to approve the minutes from the January 28, 2015, meeting, as presented. Mr. Garver seconded the motion. The motion was approved by a vote of 7-0.

**NEW BUSINESS ITEMS**

1. **Fort Mill Square Multi-Tenant Commercial Building:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review and approve amendments to the design of a 7,200 square foot (formerly 8,000 SF) multi-tenant commercial building to be constructed in front of the new Walmart Neighborhood Market on Dobys Bridge Road. Dusty Wiederhold and Daniel Senden of WSB Retail Partners provided additional information to members of the commission. Mr. Traynor stated that any trash and storage areas should be screened from public view. Mr. Lettang asked why the landscaped seating area had been removed from the original design, to which the applicant replied that the area was removed to accommodate additional parking. Mr. Lettang, Mr. Garver and Mr. Wolfe all expressed concern about the removal of the seating area, adding that it softened the exterior of the building and made the area more pedestrian friendly. Mr. Hudgins asked if the patio was retained, whether it would include a fence or seat wall to provide separation between the seating area and vehicular areas. Mr. Wiederhold stated that they would include such a separation if required to do so. Mr. Hudgins made a motion to approve the revisions to the 7,200 SF multi-tenant commercial building, with the following notes and conditions: the outdoor seating and landscaped area should be restored as shown on the original design; the outdoor seating area may include outdoor dining space if adjacent to a full service restaurant, or if otherwise, a public seating and gathering space only; the parking space requirement may be reduced to accommodate the patio (as allowed by the zoning ordinance); all service areas shall be appropriately

screened from public view; and any dumpsters shall be screened by a brick enclosure with gate. Mr. Petty seconded the motion. Mr. Wolfe offered a friendly amendment to require a brick seat/knee wall or aluminum fence between the outdoor seating area and vehicular areas. Mr. Hudgins and Mr. Petty accepted the amendment to the main motion. The amended motion was approved by a vote of 7-0.

2. **Rezoning Request: Hardee's Parking Lot:** Planning Director Cronin stated that the property owner, Hardee's Restaurants LLC, was seeking to recombine its parking lot parcel at the corner of Springs Street and Tom Hall Street with the neighboring restaurant parcel; however, the two parcels had different zoning designations. The applicant requested a rezoning of the parking lot parcel (Tax Map # 020-04-24-016) from UD Urban Development to LC Local Commercial. Staff recommended in favor of the request. Mr. Petty made a motion to recommend in favor of the ordinance rezoning the parking lot parcel from UD to LC. Mr. Garver seconded the motion. The motion was approved by a vote of 7-0.
3. **Rezoning Request: Founders House & Springs Insurance:** Planning Director Cronin stated that the applicant, Springland Inc., was seeking a rezoning of a total of eight parcels from R-15 Residential to LC Local Commercial. Dehler Hart of Springland Inc. stated that Springs was seeking to move some of its existing administrative offices to the property, but could not do so if they were zoned residential. The property at N. White Street and Skipper Street containing Springs Insurance and the Fort Mill History Museum had always been used as a commercial property, despite its residential zoning designation. Planning Director Cronin added that the properties were contiguous to other parcels zoned LC. Mr. Wolfe made a motion to recommend in favor of the ordinance rezoning the eight parcels from R-15 to LC. Mr. Lettang seconded the motion. Chairman Traynor stated that he was employed by a company that was affiliated with Springland Inc. and would be abstaining from voting on the request. The motion was approved by a vote of 6-0, with Chairman Traynor abstaining.
4. **Text Amendment: Bed & Breakfasts in the LC District:** Planning Director Cronin presented a draft text amendment to the LC Local Commercial district for the purpose of allowing bed and breakfasts as a conditional use. Staff recommended that B&B's be allowed in the LC district under the following conditions: the use shall be located on a parcel at least two acres in size; the B&B shall have no more than 10 guest rooms; meals may be served to registered guests only; no cooking facilities shall be permitted in individual guest rooms; the property owner or manager must reside on the property; only short-term lodging shall be allowed; two parking spaces shall be provided for the operator plus one space for each additional guest room; all guest quarters shall be located within the principal structure; and the use shall produce no alterations or changes in the character or exterior appearance of the principal building from that of a dwelling. Mr. Wolfe stated that the long-term rentals condition should include a maximum length of stay, and recommended no more than 30 days. Mr. Petty questioned why the minimum parcel size was set at two acres. Planning Director Cronin stated that the two acre requirement would limit the number of B&B's in the downtown area, given the small number of parcels two acres or larger. Interested parties would still have the option of assembling multiple parcels

to meet this requirement. He added that there are also several residential areas zoned LC, and staff didn't feel that B&B's were appropriate on smaller lots in existing residential areas. Mr. White stated that there were several historic homes that would be good locations for future B&B's, but did not have two acres or more in property. Planning Director Cronin recommended an amendment to keep the minimum property area at two acres in the LC district, but allow for a reduction to one acre for LC zoned parcels within the Historic District. Mr. Petty made a motion to recommend in favor of the text amendment, including the amendments offered by Mr. Wolfe regarding the maximum length of stay, and by staff to reduce the minimum property size to one acre for parcels located within the Historic District. Mr. White seconded the motion. Chairman Traynor stated that he was employed by an affiliate of a company which may benefit from this text amendment, and therefore, would be abstaining from voting on the request. The motion was approved by a vote of 6-0, with Chairman Traynor abstaining.

5. **Request to Approve Road Name: Adventure Road:** Planning Director Cronin stated that the town had received a request from Leroy Springs & Co. to approve the platting and naming of an existing driveway on the Anne Springs Close Greenway as a private road called "Adventure Road." The driveway is located across from the Springfield subdivision on Springfield Parkway, and provides access to the Greenway's Field Trial Barn and Adventure Center. Planning Director Cronin stated that the Fire Marshal had visited the site, and had no objection to designating the driveway as a private road. The York County Addressing Office had also approved the use of the name "Adventure Road." Mr. Hudgins made a motion to authorize staff to approve a plat designating the existing driveway as a private road named "Adventure Road." Mr. Garver seconded the motion. Chairman Traynor stated that he was employed by a company that was affiliated with Leroy Springs & Co. and would be abstaining from voting on the request. The motion was approved by a vote of 6-0, with Chairman Traynor abstaining.

## ITEMS FOR INFORMATION / DISCUSSION

1. **Impact Fee Update:** Planning Director Cronin stated that staff was still awaiting direction from town council as to whether, and how, they wish to proceed with the development of an impact fee ordinance. This item will be on the agenda for the next council workshop, currently scheduled for March 11th. Once additional direction has been provided by council, the Planning Commission will be tasked with finalizing the report and reporting its recommendations back to council.
2. **Final Plat Update: Waterside at the Catawba, Phase 1, Maps 4 & 5:** Planning Director Cronin stated that the applicant, Lennar Homes, had submitted the required bonds for Waterside at the Catawba, Phase 1 Maps 4 & 5. Staff signed and released the final plats for recording within the past week.
3. **Final Plat Update: Sutton Mill, Maps 1 & 2:** Planning Director Cronin stated that the applicant, M/I Homes, has submitted the required bonds for Sutton Mill, Maps 1 & 2, and staff would be signing off on the final plats later in the week.

4. **Notification of Upcoming Term Expirations:** Planning Director Cronin stated the terms of Mr. Traynor and Mr. White would be expiring in April 2015. Both members are eligible to reapply if they wish to be considered for reappointment. Additional vacancies will be advertised for the Board of Zoning Appeals and Historic Review Board. Council is scheduled to make appointments during their meeting on April 13, 2015.

Prior to adjourning, Chairman Traynor asked if there were any additional items for discussion.

Mr. Hudgins inquired about Rock Hill's effort to revive discussion of a third bridge over the Catawba River between Mount Gallant Road and Sutton Road. Planning Director Cronin stated that the RFATS Policy Committee had tabled discussion of the bridge a couple years ago, and it would take a vote of the Committee to bring it back up. Since the project was tabled, Crescent purchased and has begun developing the Kanawha tract near the Sutton Road interchange. The Fort Mill School District also owns property in what would have been the future corridor. Staff believed that it would be difficult to revive the project with development now taking place within the "preferred" alignment. Planning Director Cronin also stated that the town had concerns about the way the bridge study was originally completed, especially the validity of the traffic data used to project future volumes on the Fort Mill side of the river as a result of the Fort Mill Southern Bypass tying in to the Sutton Road interchange. The consultant performing the study for RFATS also failed to meet with the town staff until after the preferred alignment was identified. As a result, the original recommendations did not take into account the Kanawha development agreement, the Catawba archaeological sites, the planned school, or the presence of federally endangered species.

Mr. Wolfe asked about the Dave Lyle Boulevard extension. He stated that the town's previous Planning Director, Andy Merriman, had discussed a third bridge linking the Dave Lyle corridor with the southern and eastern part of Fort Mill several years ago. Planning Director Cronin stated that he had had informal discussions with planners from Rock Hill and York County about a connection between Dave Lyle Boulevard and Dobys Bridge Road, which would link the Dave Lyle corridor, via Fort Mill, to the 521 corridor. Following the existing Dobys Bridge corridor would allow the project to be completed at a fraction of the cost of the Dave Lyle Boulevard extension, currently estimated to be \$200+ million.

Mr. Traynor asked if there were any additional projects planned for the downtown area. Assistant Planner Pettit stated that the Subway and insurance office at the top of Main Street were nearing completion, and a new restaurant/bar called Hobo's was expected to open in March. Planning Director Cronin added that the town recently issued a RFP to solicit proposals to develop a 2.5 acre site at the bottom of Main Street, which is currently leased by the town. The town will be accepting proposals for a mixed use project until the end of March.

Mr. Lettang inquired about the status of the old antique shop on Main Street that has had paper in the windows since last year. Planning Director Cronin stated that the town has re-issued a business license for the former store; however, if the store does not re-open within a timely manner, it is staff's intent to classify the existing use as warehouse/storage, which is not permitted within the LC district.

There being no further business, the meeting was adjourned at 8:27 pm.

Respectfully submitted,

Joe Cronin  
Planning Director

**Planning Commission Meeting  
March 24, 2015  
New Business Item**

**Final Plat Approval: Springview Meadows Phase 2**

Request from Pulte Homes to approve a Final Plat for Springview Meadows Phase 2 (Bonded)

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**Background / Discussion**

Pulte Homes has submitted a final plat for Phase 2 of the Springview Meadows subdivision located near the intersection of US 21 Bypass and Springfield Parkway.

The property was annexed in January 2014 with a zoning designation of R-5 Residential. A preliminary plat containing 87 single-family residential lots was approved for the entire Springview Meadows subdivision on January 14, 2014. The preliminary plat was consistent with the requirements of the R-5 district, as well as the Zoning Ordinance and Code of Ordinances for the Town of Fort Mill.

Phase I of Springview Meadows, which contained a total of 32 buildable single-family lots on 25.523 acres, was approved by the Planning Commission on April 22, 2014, and was recorded as a bonded plat shortly thereafter. At that time, the commission also approved three road names – Crescent Moon Drive, Angel Oak Drive, and Palm Drive – each of which will be extended into Phase 2 of the Springview Meadows project. Therefore, no additional road names have been submitted for review and approval.

Phase 2 will contain a total of 55 single-family residential lots on a total of 20.578 acres (2.67 DUA). The proposed final plat is consistent with both the preliminary plat, as well as the requirements of the R-5 district. The minimum lot size provided is 7,800 square feet (min. 5,000 square feet required), and the minimum lot frontage provided is 60 feet (min. 50' required). A total of 1,918 linear feet of public right-of-way is also included.

To date, all required infrastructure (roads, sidewalks, utilities, etc.) has not yet been completed within Phase 2 of the subdivision. The town's subdivision ordinance allows for a final plat to be approved and recorded as long as a bond is in place to cover the cost of any outstanding improvements. The minimum value of the bond shall be at least 125% of the cost of any such improvements.

In addition, the 35' natural buffer along the northern edge of the property was disturbed during clearing and grading activities. This buffer is required by the R-5 district ordinance, and was shown on the preliminary plat. The R-5 buffer requirement is included below, for reference:

**Article II, Section 23 (R-5 Residential District)**

4(i) Buffer requirements:

1. For all new developments within the R-5 district, a landscaped buffer at least 35 feet in width shall be required along all project edges abutting existing residential development, excluding road frontage, and shall be measured perpendicular to the property lines that define the project area. This buffer shall be a natural, undisturbed wooded area where possible, and shall count towards the open space requirement. Where an existing natural, undisturbed wooded area does not exist, a planted buffer shall be required. Planted buffers shall contain a minimum of nine evergreen trees and 20 evergreen shrubs for each 100 linear feet of buffer area.
2. The required width of any project boundary buffer may be reduced by 50 percent, provided a minimum six-foot opaque wall is constructed along the project boundary.

### **Recommendation**

The final plat is consistent with the preliminary plat approved by the planning commission on January 14, 2014.

Staff recommends in favor of approval of the final plat, contingent upon the applicant securing a bond to cover a minimum of 125% of any remaining improvements.

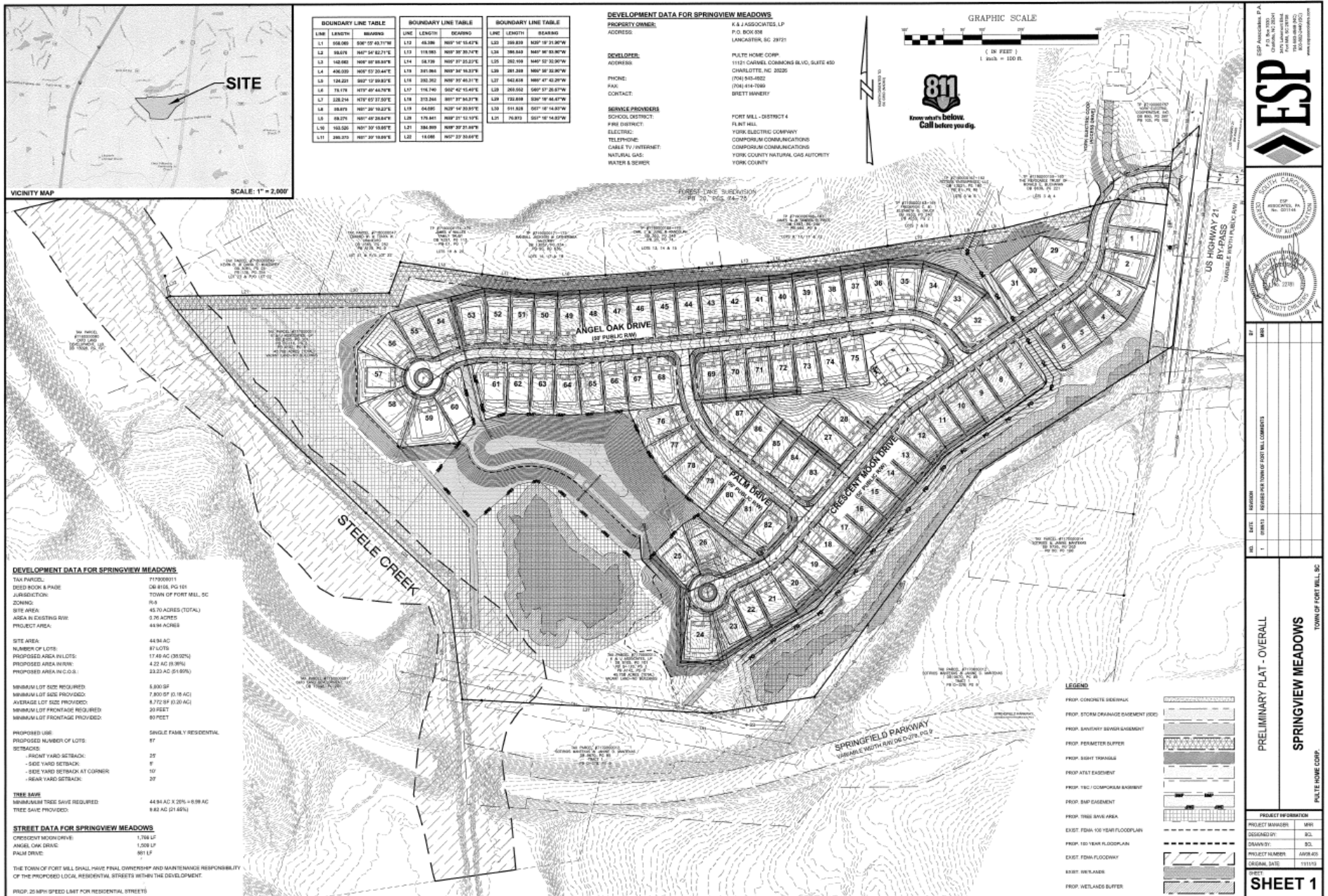
In addition, staff recommends that approval of the final plat for Phase 2 shall also be contingent upon the applicant replanting (or bonding the replanting) of the required 35' buffer along the northern boundary of the property, as required by the R-5 district.

Large copies of the final plat will be available during the meeting for review.

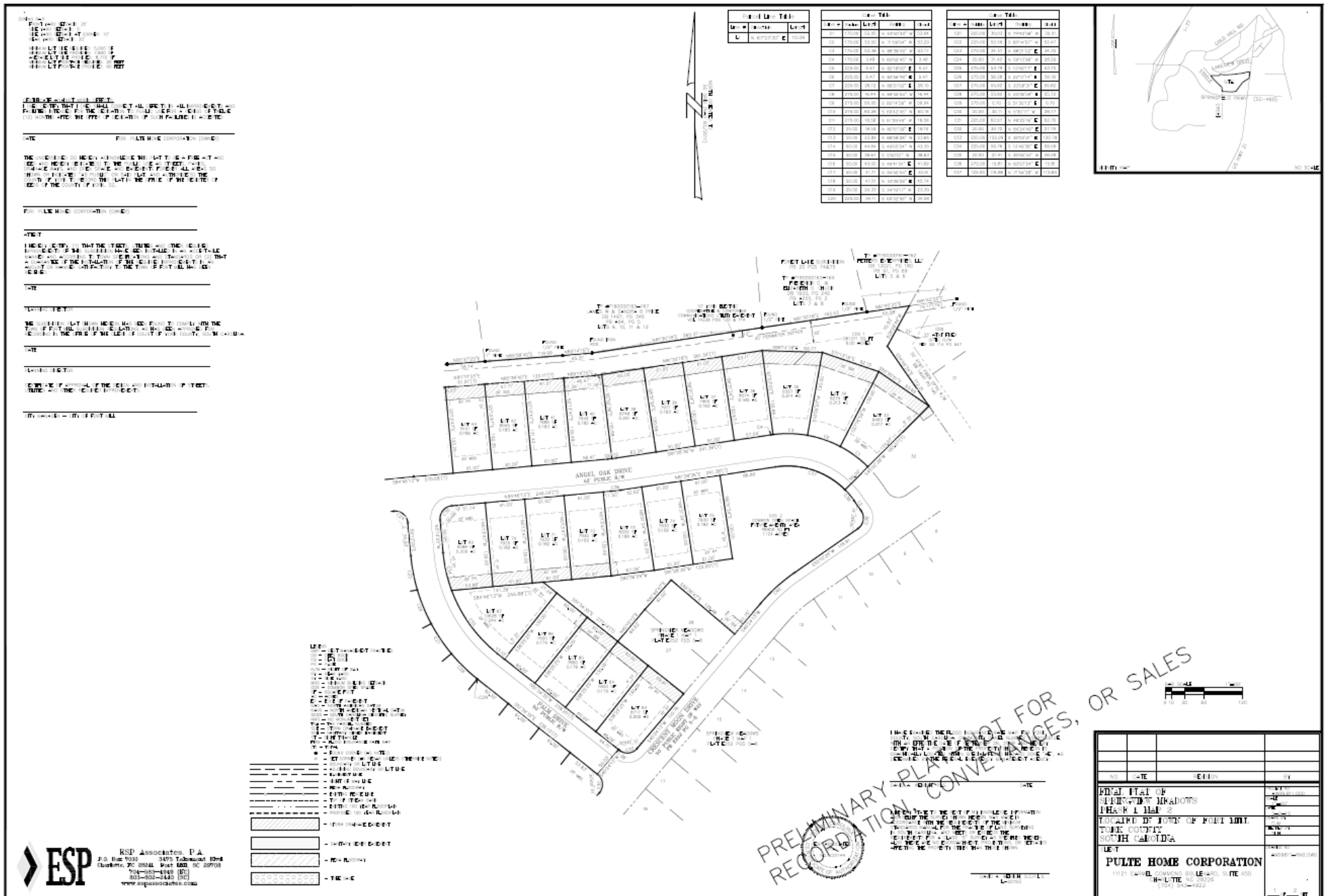
Joe Cronin  
Planning Director  
March 20, 2015



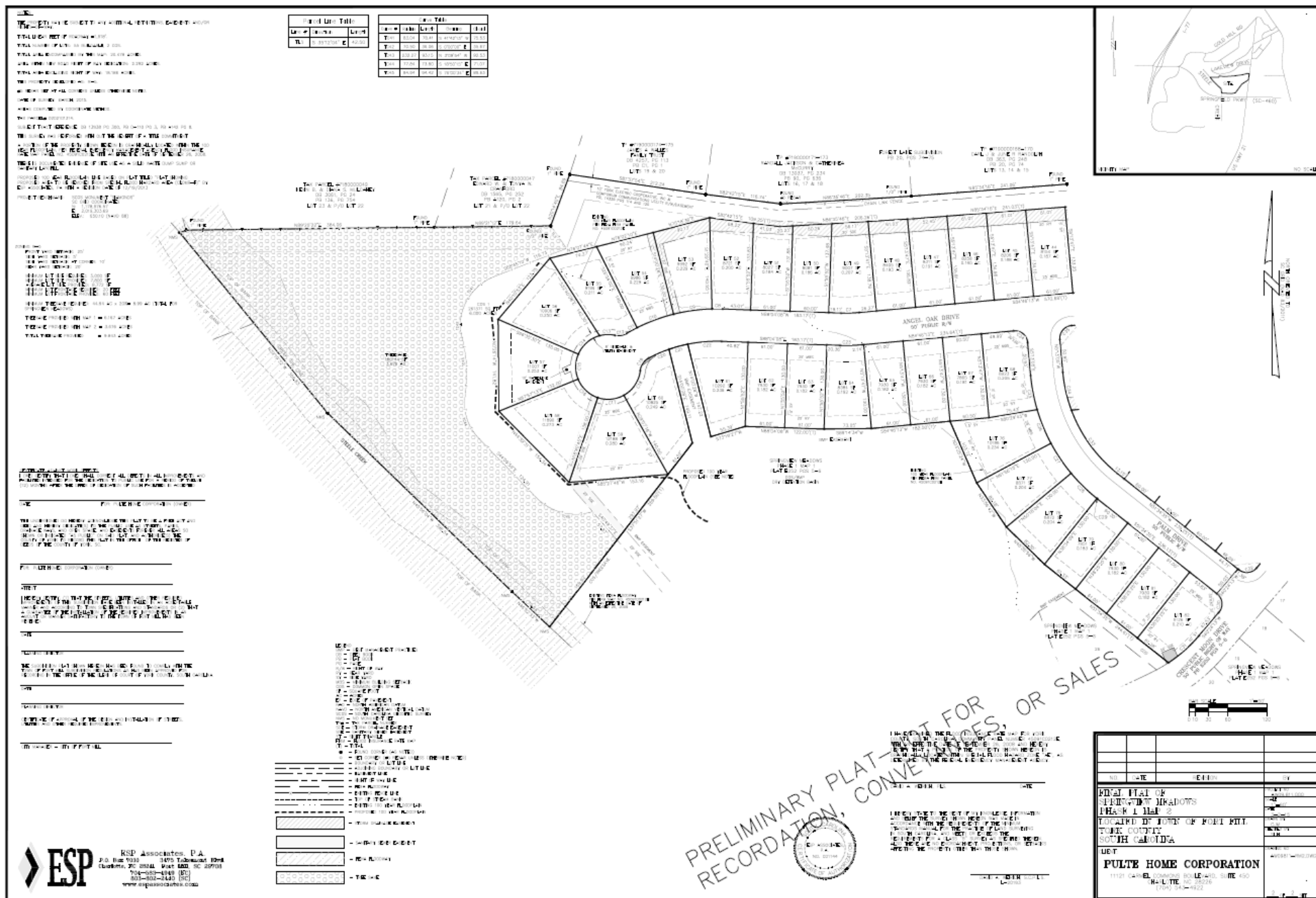
# Approved Preliminary Plat (January 2014)



# Final Plat (Map 1 of 2)



## 11





March 17, 2015

Mr. Joe Cronin – Planning Director  
Town of Fort Mill  
112 Confederate Street  
Fort Mill, SC 29715


Re: Springview Meadows Phase 2  
Final Plat Bond Estimate (Revised)

Dear Joe:

Below is the bond estimate for Springview Meadows Phase 2 as required for final plat submittal/approval. This estimate includes costs required to complete the outstanding items related to construction of the project, exclusive of service utilities (gas, electric, phone, and cable) and lot improvements.

<u>Item</u>	<u>Amount</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total Cost</u>
8" Street Base Course	+/- 5,050	SY	14.25	\$71,962.50
2" Asphalt Binder Course	+/- 5,050	SY	9.20	\$46,460.00
1" Asphalt Surface Course	+/- 5,050	SY	5.50	\$27,775.00
Concrete Curb	+/- 4,010	LF	9.25	\$37,092.50
5' Sidewalk	+/- 3,865	LF	15.00	\$57,975.00
Stamped Concrete	+/- 955	SF	6.00	\$5,730.00
Street Trees	60	EA	250.00	\$15,000.00
Seeding	+/- 14	AC	1,300.00	\$18,200.00
Water	1	LS	95,982.00	\$95,982.00
Perimeter Buffer Replanting	1	LS	34,950.00	\$34,950.00
<b>Total Estimated Cost</b>				<b>\$ 411,127.00</b>
Town of Fort Mill Multiplication Factor			x 1.25	
<b>Total Estimated Bond Required</b>				<b>\$ 616,690.50</b>

Please feel free to call if you have any comments or questions regarding the above information. Thanks for your continued cooperation in the completion of this project.

Sincerely,  
ESP Associates, P.A.  
  
Scott Childers, PE  
Engineering Department Manager

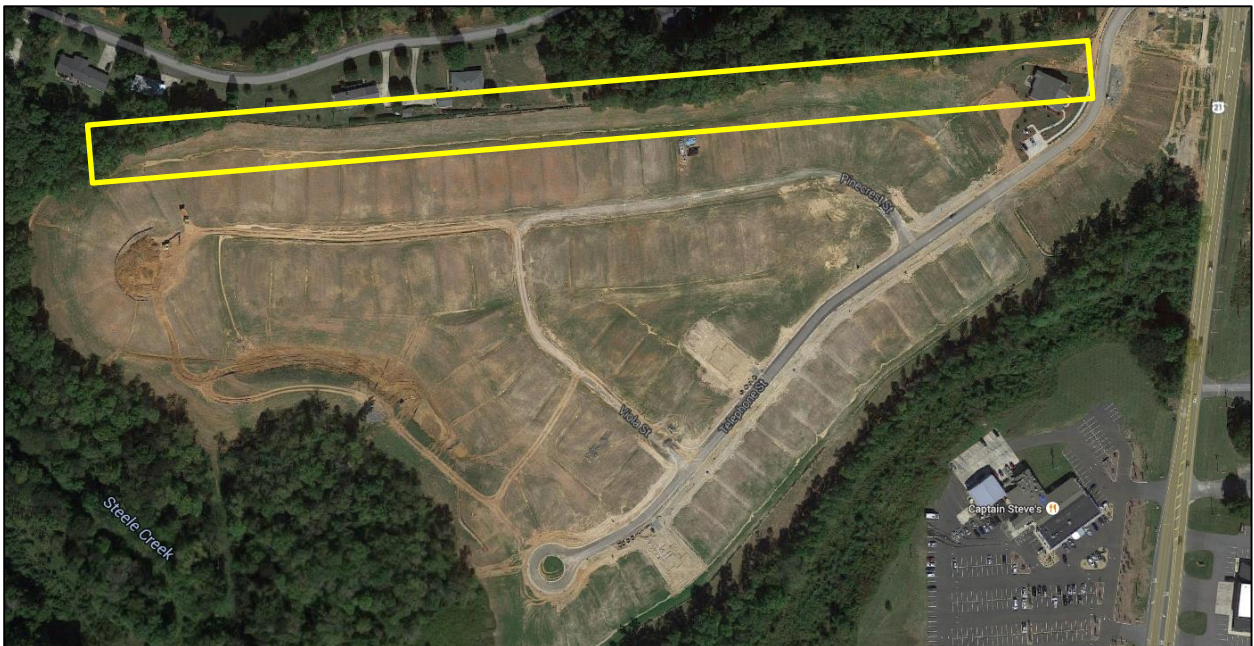


Cc: Sam Stalls – Pulte Home Corp.

112 Confederate Street • Fort Mill, SC 29715 • Tel: 704.781.2400 • Fax: 704.781.2450 • E: info@esp-nc.com, jsc@esp-nc.com



## 35' Buffer Area



**Planning Commission Meeting  
March 24, 2015  
New Business Item**

**Sketch Plan: Kimbrell Road Property**

Request from Ryland Homes to approve a sketch plan for a 28.97-acre tract at the intersection of Kimbrell Road and N Dobys Bridge Road

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**Background / Discussion**

The town has received a request for sketch plan approval from Ryland Homes for a new subdivision to be located at the intersection of Kimbrell Road and N Dobys Bridge Road. This property was annexed into the town on December 8, 2014 (Ord. No. 2014-32). The annexation ordinance, and a corresponding ordinance adopting a development agreement for the property (Ord. No. 2014-33), became effective on the date the property was transferred from the former owners to Development Solutions Group (DSG). This transaction took place on March 4, 2015. On the same date, the parcels were sold by DSG to Ryland Homes, who is the current owner and applicant. The parcels are now listed with the following York County Tax Map Numbers: 020-11-01-195, 020-11-01-196, and 020-11-01-197. Upon annexation, these parcels were assigned a zoning designation of R-5 Residential.

The attached sketch plan submitted by Ryland Homes contains a total of 100 single-family lots on a total of 28.97 acres, for a total of 3.45 DUA. (This is the maximum density allowed by the above referenced development agreement). The subdivision will contain a total of 8.4 +/- acres of dedicated open space, or 29% of the total gross acreage of the development (R-5 requires a minimum of 20%, or 5.79 acres). All proposed lots will meet or exceed the minimum lot area (5,000 square feet) and lot width (50' at the building line) requirements of the R-5 district. The required setbacks for all structures will be 10' in the front, 5' on the sides, and 15' for rear yards. The project will also include a perimeter buffer of at least 35' in width along all property lines where such buffer is required. Sidewalks are included on both sides of all roads internal to the subdivision; however, sidewalks are not shown on the Kimbrell Road or N Doby's Bridge frontage (see below).

A copy of the draft sketch plan is included. Large copies of the plan will be available for review during the meeting on March 24<sup>th</sup>.

**Recommendation**

The general alignment of the proposed subdivision appears to meet or exceed the minimum layout requirements of the zoning ordinance, however, we do note the following items:

- Road stub outs. The site plan does not include any street stub outs or preservation of rights-of-way to allow future connectivity to neighboring parcels, particularly those on the northeast boundary of the property. Should those neighboring lots develop (or redevelop)

at a later date, no internal connectivity to this subdivision would be possible based on the current layout.

- Off-site improvements. The sketch plan references two off-site improvements, which were required per Paragraph IX(D) of the development agreement. These improvements include the addition of a right-turn lane at both ends of Kimbrell Road (one at N Dobys Bridge Road, and another at Tom Hall Street). These off-site improvements will be coordinated with, and approved by, SCDOT.
- Sidewalks. While internal sidewalks are provided as required, the sketch plan does not show sidewalks on the N Dobys Bridge Road and Kimbrell Road frontages. Both the zoning ordinance and the development agreement require the installation of sidewalks (min. 5') along both frontages, to be stubbed out to neighboring property lines for future connectivity.

Development Agreement, Paragraph IX(P).

*Sidewalks.* Developer will construct, or cause to be constructed, sidewalks along both sides of each residential street within the Project (as required by the R-5 Residential district, [and along the Project's frontage on Kimbrell Road and North Dobys Bridge Road. Sidewalks shall be stubbed out to neighboring property lines so as to facilitate future pedestrian connectivity.](#) All sidewalks shall be a minimum of five (5) feet in width and constructed to Town of Fort Mill and South Carolina Department of Transportation (SCDOT) specifications.

- Cul-de-sacs. The proposed layout includes one cul-de-sac. This cul-de-sac is shown with a concrete apron in the center. Most recently approved subdivisions, including Springfield, River Chase, Sutton Mill and Springview Meadows, have installed landscaped medians within cul-de-sacs. These landscaped medians reduce the impervious area within each cul-de-sac, and provide an added level of beautification.
- Landscaped corridor. The applicant has proposed a buffer plan, a copy of which is attached. Below is a summary of the buffer requirements, as outlined in the development agreement:

Development Agreement, Paragraph IX(Q)

*Buffer Areas.* [Developer shall install, or cause to be installed, a buffer along the Project's frontage on Kimbrell Road and North Dobys Bridge Road, so as to shield the back yards of residential units from adjacent rights-of-way.](#) At the Developer's option, the required buffer may be provided in the following forms:

1. A natural wooded buffer (minimum ten (10) feet in width measured perpendicular to the street right-of-way). If a natural buffer is provided, additional low-lying shrubs a minimum of two (2) feet in height shall be provided for additional screening;
2. A planted buffer (minimum ten (10) feet in width measured perpendicular to the street right-of-way), to include hardwood trees no less than six (6)

feet in height planted every ten (10) linear feet, evergreens (such as Leyland Cypress) no less than six (6) feet in height planted every eight (8) linear feet, and shrubs a minimum of two (2) feet in height;

3. An opaque brick or stone wall with a minimum height of six (6) feet; or
4. Any combination of the three options listed above.

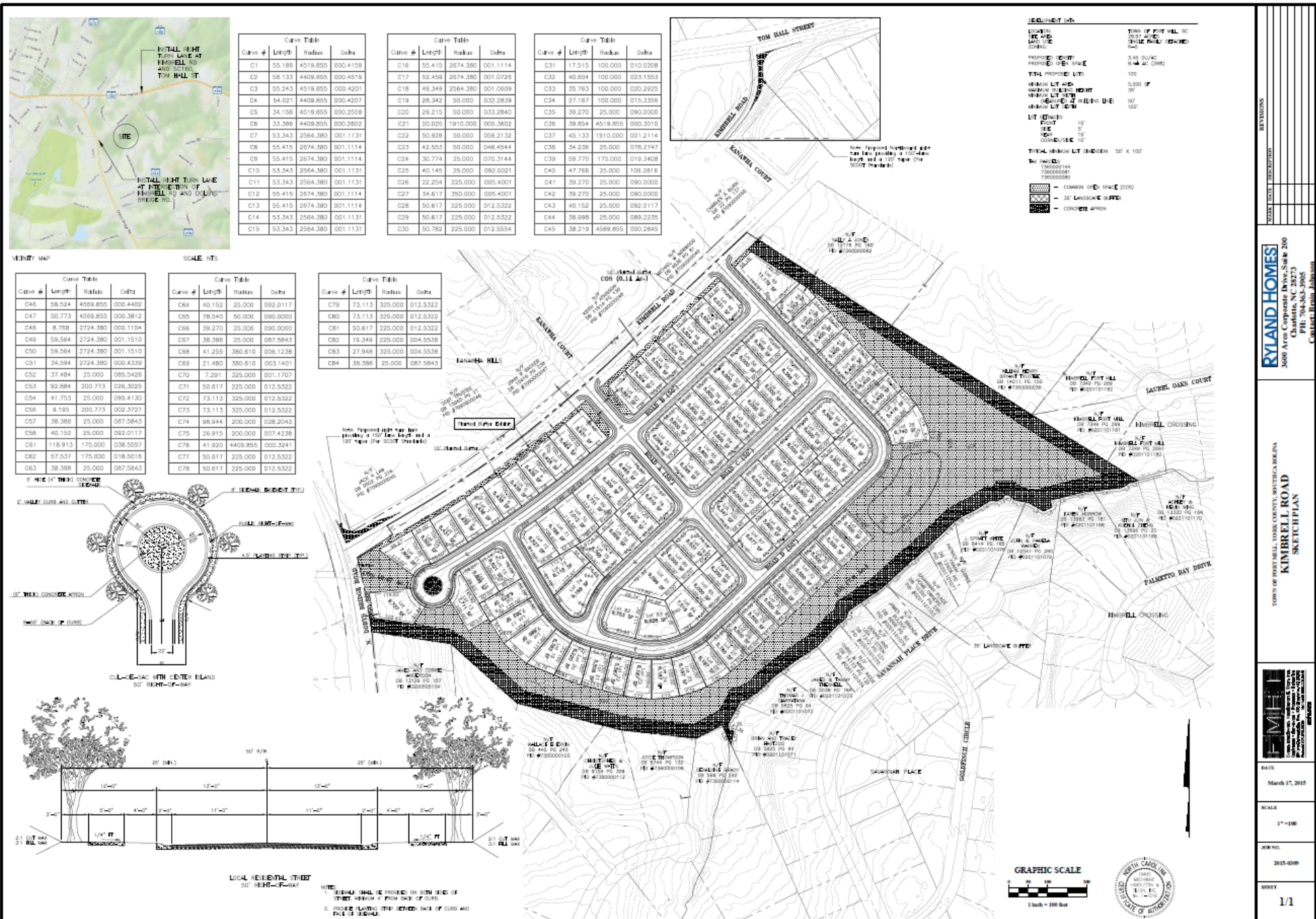
The buffer area may be located on a separately platted parcel owned and maintained by the Owners Association, or within a deed-restricted Buffer Easement on privately-owned residential lots. A buffer plan shall be submitted for review and approval by the Fort Mill Planning Commission as part of the subdivision platting process.

Note: This buffer would need to be set behind an additional setback to accommodate the 5' min. wide sidewalks along the Kimbrell Road and N Dobys Bridge Road rights-of-way, unless the sidewalks were permitted to be located within the ROW by SCDOT.

- Significant trees. The development agreement includes a preservation requirement for the grand tree located at the intersection of N Dobys Bridge Road and Kimbrell Road. The draft sketch plan does include a preservation area around this tree. Upon further review of the site, staff has identified at least two additional trees which would meet the “significant tree” preservation requirements of Article IV of the zoning ordinance. These two trees, both of which are very large live oaks, flank the two sides of the existing residence near the center of the property along the Kimbrell Road frontage. Based on the current layout, one tree appears to be within the path of the main access road, and the other appears on a residential lot. Should this project proceed as designed, both trees would need to be cut down and removed. While Article IV of the zoning ordinance does include provisions governing the removal of significant trees, the Planning Commission does have some authority regarding the proposed layout and location of streets. Given the size and age of these two trees, staff would recommend in favor of evaluating alternate layouts that would preserve, to the maximum extent possible, the integrity of these trees. (See attached for photos.)

Joe Cronin  
Planning Director  
March 20, 2015





Curve Table			
Curve #	Length	Radius	Delta
C79	73.113	325.000	012.5322
C80	73.113	325.000	012.5322
C81	50.617	225.000	012.5322
C82	19.349	225.000	004.5538
C83	27.948	325.000	004.5538
C84	38.388	25.000	087.5843







Significantly sized live oaks flank the old Kimbrell Home on the property.



Live oak on the left side of the old home.



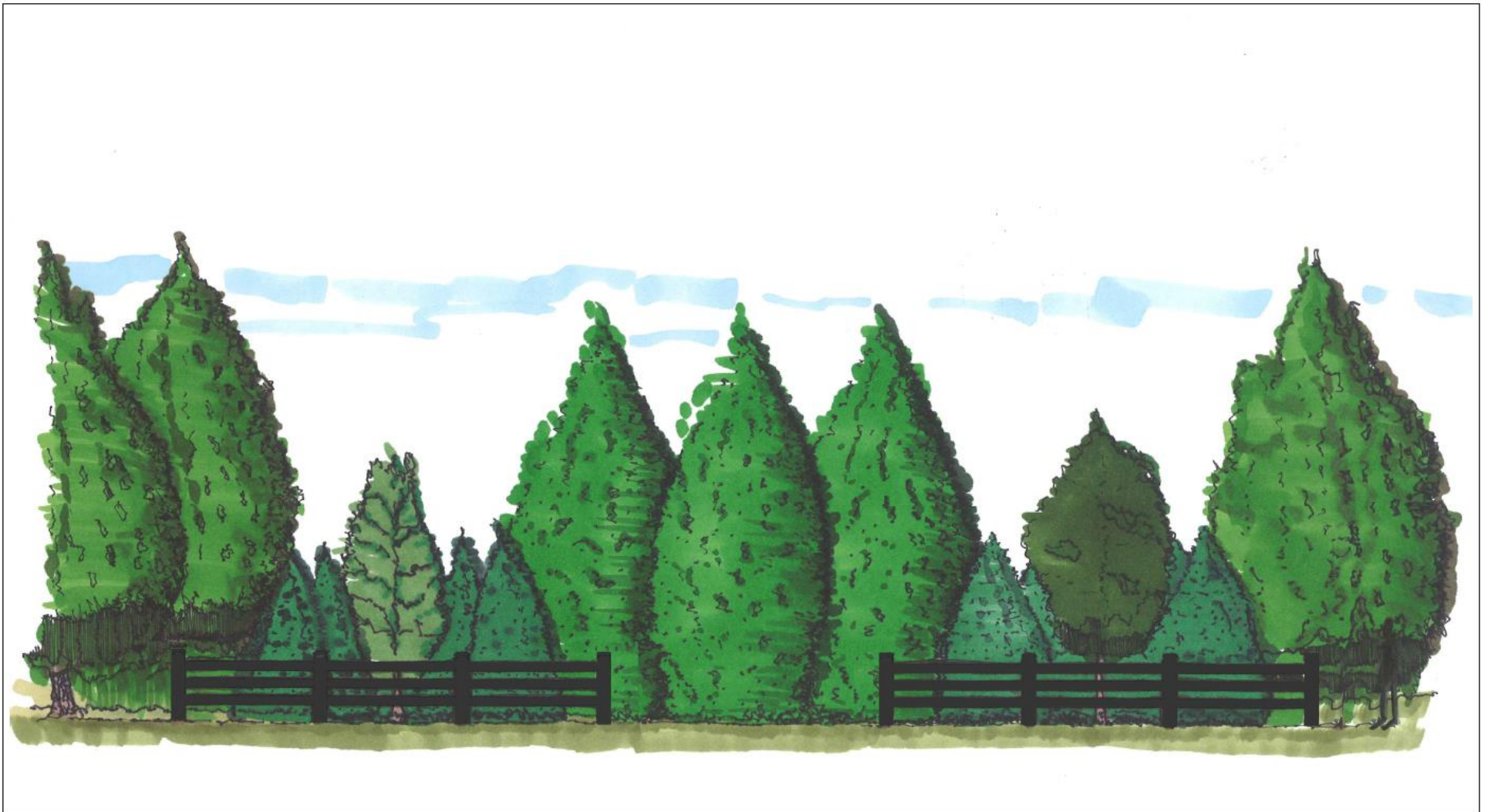
Live oak on the right side of the old home.



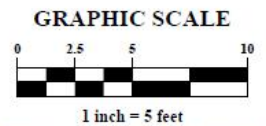


Significant tree at the corner of Kimbrell Road and N Doby's Bridge Road  
(To be preserved per Development Agreement)

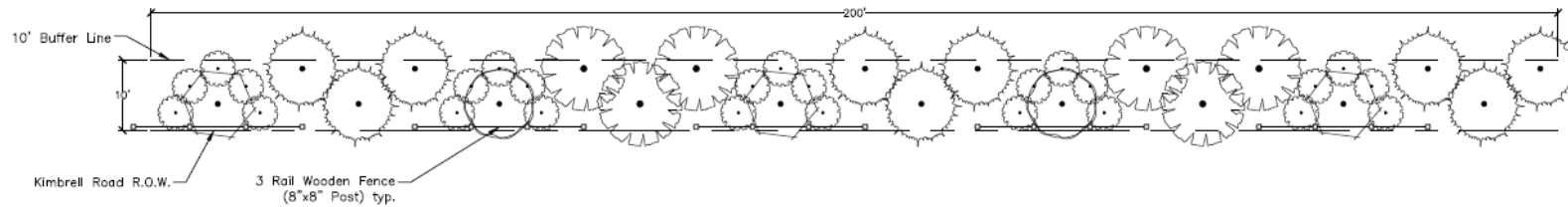




Kimbrell Road Subdivision  
 Typical 10' Frontage Buffer Elevation  
 Fort Mill, South Carolina



**RYLAND HOMES®**



### PLANT SCHEDULE KIMBRELL ROAD TYPICAL BUFFER

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AS2	3	Amelanchier alnifolia	Serviceberry	2" Cal.
	CK	2	Cornus kousa	Kousa Dogwood	2" Cal.
	IN	9	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	2" Cal.
	PC	6	Prunus caroliniana	Carolina Laurel Cherry	2" Cal.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	LJ	25	Ligustrum japonicum	Japanese Privet	24" Ht.